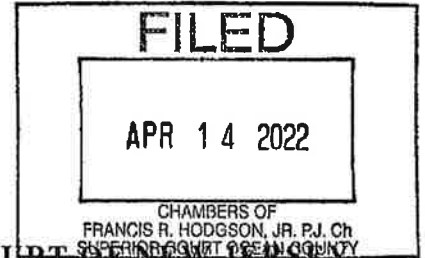


EXHIBIT F



CHANA RINGEL AND CR
LAKEWOOD, INDIVIDUALLY, AND
DERIVATIVELY ON BEHALF OF
BCR LAKEWOOD HOLDINGS, LLC,

Plaintiffs,

vs.

BR LAKEWOOD, LLC AND
BENJAMIN RINGEL,

Defendants,

CHANA RINGEL, INDIVIDUALLY,
AND DERIVATIVELY ON BEHALF
OF BCR OAKRIDGE, LLC,

Plaintiffs,

vs.

BENJAMIN RINGEL, SUNSET HILL
OAKRIDGE PLAZA, LLC, JOHN
DOES 1-10, AND ABC
CORPORATION 1-10,

Defendants.

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: OCEAN COUNTY**

Civil Action

HON. FRANCIS R. HODGSON, JR.
P.J., Ch.

Docket No. OCN-C-127-15

Docket No. OCN-C-152-16

STIPULATION

Defendants BR Lakewood, LLC, Sunset Hill Oakridge Plaza, LLC and Benjamin Ringel (collectively, "Defendants"), Plaintiffs Chana Ringel and CR Lakewood, LLC, individually, and derivatively on behalf of BCR Lakewood Holdings, LLC, and Chana Ringel, individually and derivatively on behalf of BCR Oakridge, LLC (collectively, "Plaintiffs") and Rushmore Capital, LLC ("Rushmore"), by and through their undersigned counsel, hereby Stipulate and Agree as follows:

1. The closing on the Pinewood Property that is the subject of the above-captioned matters is hereby stayed;
2. The stay outlined in Paragraph 1 above shall continue until Defendants' current appeal, pending before the Appellate Division, Docket No. A-0370-21T2, is resolved by the Appellate Division;
3. Within fourteen (14) days of the Escrow Agent's receipt of this executed Stipulation, the Escrow Agent shall return to Rushmore its \$2.5 million deposit paid to the Escrow Agent on or about February 23, 2022 in accordance with the Sale Agreement, together with any interest;
4. Should the Appellate Division reverse or vacate the Court's August 25, 2021 Order, no sale to or closing in favor of Rushmore will occur, subject to any additional proceedings and/or court orders;
5. Should Rushmore prevail after resolution of Defendants' appeal, then Rushmore shall tender its \$2.5 million deposit within five (5) days of entry of the order by the Appellate Division and have sixty (60) days from entry of the order by the Appellate Division to close on the Pinewood Property; and
6. Defendants, and their related entities, and Plaintiffs, and their related entities, expressly reserve their rights against one another. This Stipulation is not intended to affect those rights as all rights are reserved.

DATED: April 13, 2022

/s/ Angelo A. Stio III

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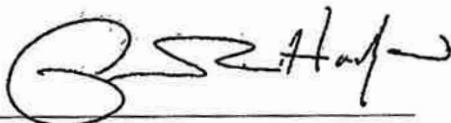
Attorneys for Plaintiffs Chana Ringel and CR
Lakewood, LLC, individually, and
derivatively on behalf of BCR Lakewood
Holdings, LLC and Chana Ringel,
individually and derivatively on behalf of
BCR Oakridge, LLC



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Attorneys for Defendants BR Lakewood, LLC,
Sunset Hill Oakridge Plaza, LLC and
Benjamin Ringel

So Ordered:



Hon. Francis J. Hodgson, Jr., P.J.Ch.